

04/16/07 - Monday, April 16, 2007

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of April 16, 2007

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Waedt, Davis, Larson, Kaiser, FitzGerald, Kayser, and Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski.

1. FINAL CONDO PLAT (P-01-07) - Lowes Creek Village

Lowes Creek Village, LLC has submitted the final condo plat for Lowes Creek Village condominiums located on E. Lowes Creek Road. The plat is consistent with the preliminary condo plat. The plat creates 12 lots for single-family development.

Mr. Majeski appeared in support.

Mr. Kaiser moved to recommend approval with the condition in the staff report. Mr. Davis seconded and the motion carried.

2. SITE PLAN (SP-0508 AMD) - Action City, Outdoor Maze

Mark Steil has submitted an amendment to the site plan for Action City to add a maze to the property. A site plan shows an 80' x 100' facility at the northwest corner of the building. Mr. Tufte explained that there is an existing utility easement at this location, which prohibits a permanent structure on this site. There is also a 50' setback from I-94 right-of-way for structures. The applicant feels there is adequate parking on-site for the added facility which is seasonal. Mr. Tufte reported that the applicant felt the maze could be removed within three hours if needed by the City.

Mr. Davis stated that he has concerns with security of the maze at night and moved to postpone consideration until the applicant could explain the facility security. Mr. Kayser seconded, but the motion failed on a 3-4 vote. Ms. Kincaid then moved to approve the site plan with the conditions listed in the staff report, adding a fourth that a security plan be submitted to staff for approval. A public person submitted a note indicating that the facility does have a night guard. Mr. Waedt seconded and the motion carried.

3. SITE PLAN (SP-0712) - Menomonie Street Dental, Addition

J. Theisen has submitted a site plan for an addition to Menomonie Street Dental at 1020 Menomonie Street. The site plan shows a 28' x 63' addition with lookout basement to the east wall of the building. The addition increases the required parking to 42 stalls. Extra grading around the addition will be required because of a low spot in the property.

Mr. Theisen appeared in support and stated they will do as required by the City Engineer.

Mr. Kaiser moved to approve the site plan with the condition listed in the staff report. Mr. Kayser seconded and the motion carried.

4. SITE PLAN (SP-0713) - 4-Plex, Seymour and Brookline

Mike Lawrence has submitted a site plan for a 4-plex to be located at the northwest corner of Seymour Road and Brookline Avenue. The site plan is consistent with the General Development Plan. The site plan shows 6 garage stalls for the required parking. Mike Lawrence, 424 Riverview, stated that he will provide some design features as required by the Plan Commission.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Waedt seconded and the motion carried.

5. DISCUSSION - Maximum Parking Standards

Mr. Tufte presented the commission with a proposed ordinance amendment to the zoning code concerning required minimum and maximum number of parking spaces for non-residential uses. This draft was based on discussion with the commission and review of similar ordinances in other Wisconsin cities. The amendments address the Plan Commission's ability to reduce required parking based on joint use by surrounding uses where compatible. The amendments more clearly define areas of structures which are used to calculate usable floor space, and lastly the amendment allows a maximum number of 50% over the required minimum number of stalls which can be provided. To provide more, a developer would have to submit a parking plan or analysis to justify extra spaces.

Mr. Larson made a motion that the maximum allowed be only 25% more than the minimum. He felt this was adequate to start, although it may have to be amended later.

Mr. FitzGerald questioned whether too much parking was a problem since it costs a lot of money to provide parking and most investors would not spend more than necessary to make sure customers could avail themselves of parking. The Plan Commission then discussed what would constitute a parking analysis.

Staff will return with a revised ordinance for public hearing.

MINUTES

The minutes of the meeting of April 2, 2007, were approved.

Fred Waedt

Secretary